

## **Riverside Study - 1992**

### **PDF Notes**

The study was originally laid out in software no longer used by the Community Development Department. As a result, a number of chart images did not convert properly and the text was repaginated. The table of contents and file names refer to the original page numbering system. In addition, many photographs were deleted to compress file sizes for the web.

If you desire to review the report in its original format, contact Elaine Thorne at 617/349-4648 to request a copy.

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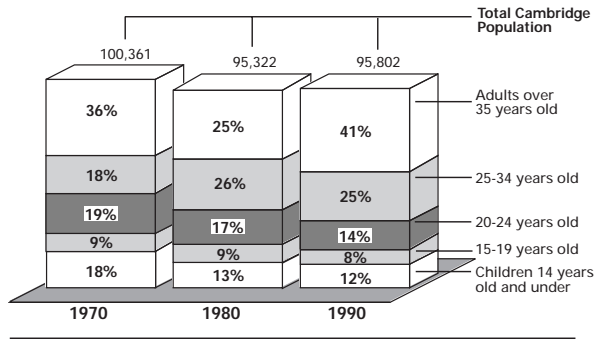
# A P P E N D I X I

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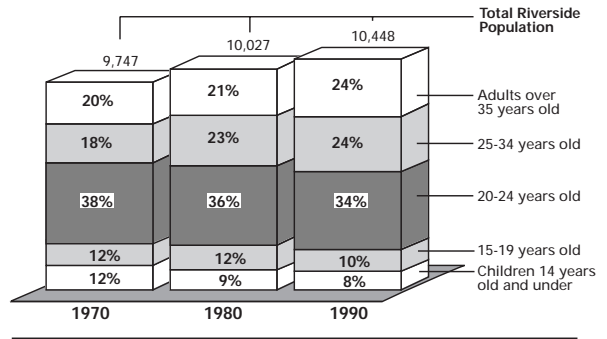
## D E M O G R A P H I C D A T A

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- Age Distribution
  - Racial Composition
  - Household Composition
  - Educational Attainment
  - Employment by Industry
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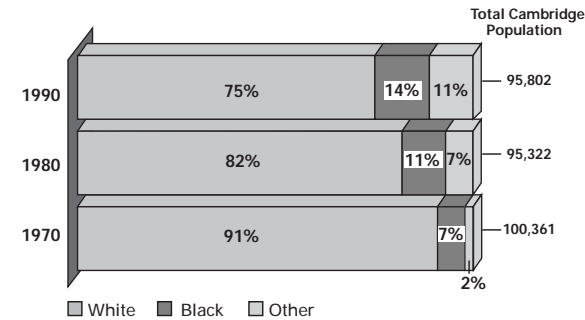
**CITY-WIDE  
Age Distribution**



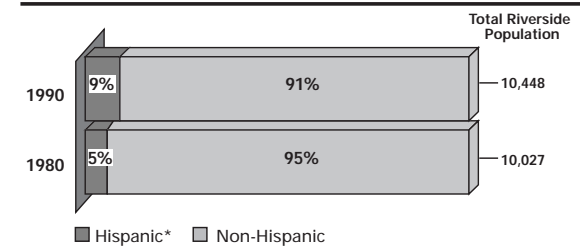
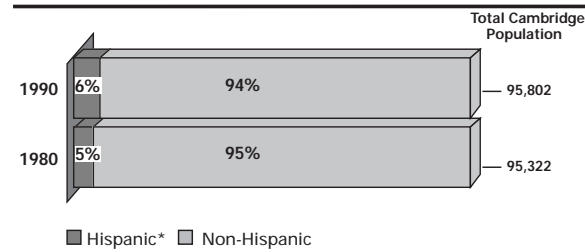
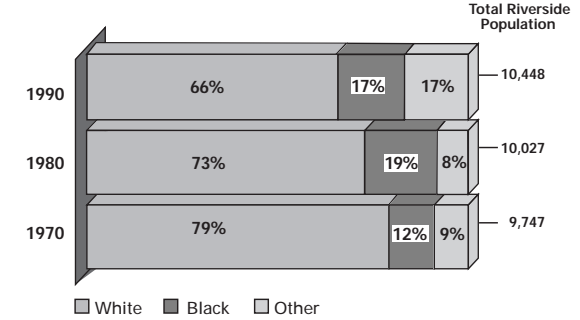
**RIVERSIDE  
Age Distribution**



**CITY-WIDE  
Demographics**



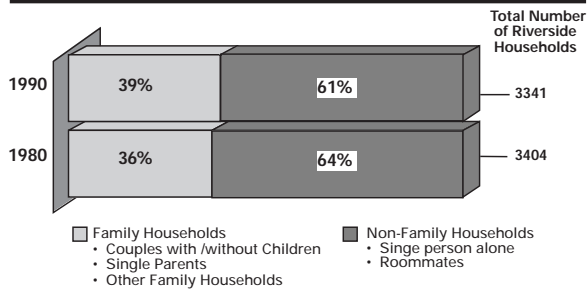
**RIVERSIDE  
Demographics**



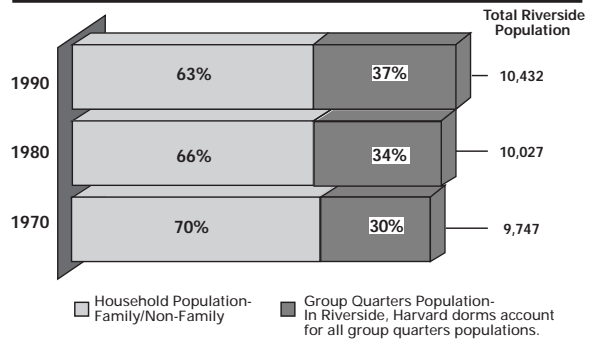
\* Of any race

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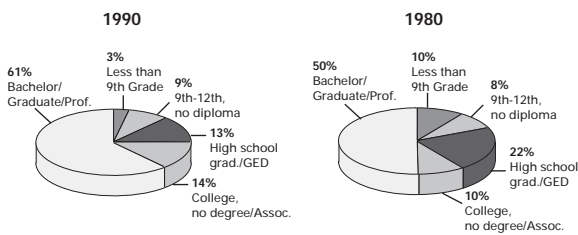
**RIVERSIDE**  
Household Types 1980-1990



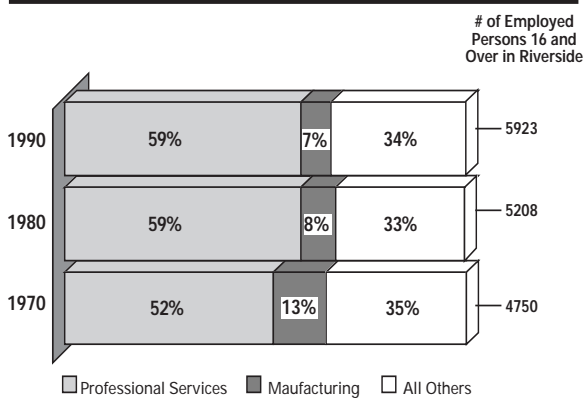
**RIVERSIDE**  
Population by Household Type 1970-1990



**RIVERSIDE**  
Educational Attainment



**RIVERSIDE**  
Employment by Industry



All Others include: Agriculture, Construction, Transportation, Communication & Public Utilities, Wholesale Trade, Retail Trade, Finance, Insurance & Real Estate, Business & Repair Services, Personal, Public Administration.

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- Housing Data

**RIVERSIDE**  
**Housing Data**

<i>Property Class</i>	Mixed Use	Noncondo 1-Family	Nonsub Condo	Noncondo 2-Family	Noncondo 3-Family	Four plus Family	Rooming House	Tax Exempt*	Total
Number of Buildings:	43	174	45	136	168	113	3	12	694
As a percentage of row:	6%	25%	6%	20%	24%	16%	0%	2%	100%
Number of Dwelling Units	521	174	340	272	504	1083	24	314	3232
As a percentage of row:	16%	5%	11%	8%	16%	34%	1%	10%	100%
Number of Rent Control Units:	521	27	2	49	127	1076	24	0	1826
As a percentage of row	29%	1%	0%	3%	7%	59%	1%	0%	100%
As a percentage of dwelling units in property class:	100%	16%	1%	18%	25%	99%	0%	0%	56%

Listed below each number is the percentage of the row total it represents.  
For rent control units, the percentage of the number of dwelling units by column is also provided.

**Footnotes:**

\* Tax Exempt/Subsidized Housing includes:

	Units	Buildings	Owner
411 Franklin Street	61	1	
12-18 Hingham Street	4	4	Cambridge Housing Authority
Putnam Gardens	123	3	Cambridge Housing Authority
2-4 Mt. Auburn Street	94	1	Harvard University
River Howard Homes	32	3	Cambridge Housing Authority
<b>Total:</b>	<b>314</b>	<b>12</b>	

Sources of Information: City of Cambridge Assessor's Office, April 1992

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# A P P E N D I X    I I I

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## H A R V A R D   U N I V E R S I T Y

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- Riverside Acquisitions, Sales and New Construction, 1980-1990
  - Riverside Potential Development Sites
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**HARVARD UNIVERSITY**  
**Riverside Acquisition, Sales and New Construction, 1980 - 1990**

**Acquisitions**

Property	Land Area (square feet)	Use before acquisition	Number of dwelling units	Use after acquisition
65 Winthrop Street	2,709			
67 Winthrop Street	2,489			
8-10 Mt. Auburn St.	7,759			affiliate housing
34 Mt. Auburn St.	12,197			
10 Dewolf Street	9,068	parking		affiliate housing
88-90 Mt. Auburn St.	3,212			
92-98 Mt. Auburn St.	2,335			
Total:	39,769			

**Sales**

Property	Land Area (square feet)	Use before sale	Number of dwelling units	Use after sale
4A Mt. Auburn St.	2,719			
22 Mt. Auburn St.	4,810	residential		residential
7-13 Surrey Street	5,432	residential		residential
19-21 Flagg Street	4,000	residential		residential
20 Flagg Street	3,600	residential		residential
1 Walker Court	2,450	residential		residential
2 Walker Court	2,450	residential		residential
69 Putnam Avenue	3,106	vacant		vacant
169 Putnam Avenue	3,019	residential		residential
261-269 River Street	6,896	residential		residential
Total:	38,482			

**New Construction**

Property	Building Area (square feet)	Use before development	Number of dwelling units	Use after development
Eliot/Kirkland Houses		vacant		walkway
8-24 Dewolf Street		parking	affiliate housing	
10 Mt. Auburn Street		retail/residential		retail/affiliate housing



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**HARVARD UNIVERSITY:**  
**Riverside Potential Development Sites**

***Build-out Analysis for Selected Sites***

All parcels are located in a Residence C-3 zoning district. Potential build-out is calculated using the 3.0 floor-area-ratio allowed under this zoning; however, this calculation does not account for site constraints and other zoning requirements which may result in a lower build-out.

***Site: Grower's Market***

Assessor's Map	Assessor's Lot	Address	Land Area (square feet)	Maximum Residential Building Area Allowed (square feet)
130	106	28 Hingham St.	6,420	19,260
130	1	880 Memorial Dr.	48,794	146,382
130	116	890 Memorial Dr.	18,102	54,306
130	103	387-389 Western Ave.	6,420	19,260
Subtotal:			79,736	239,208

***Site: Cowperthwaite Street Parking Lot***

Assessor's Map	Assessor's Lot	Address	Land Area (square feet)	Maximum Residential Building Area Allowed (square feet)
132	81	1-13 Cowperthwaite	20,953	62,859
132	78	4 Grant Street	5,000	15,000
Subtotal:			25,953	77,859

***Site: Grant and Banks Streets Parking Lot***

Assessor's Map	Assessor's Lot	Address	Land Area (square feet)	Maximum Residential Building Area Allowed (square feet)
132	25	37 Banks Street	10,636	31,908
132	28	3-5 Grant Street	4,200	12,600
132	29	7 Grant Street	4,000	12,000
132	30	9-11 Grant Street	4,000	12,000
132	31	13 Grant Street	4,000	12,000
132	109	15-15 1/2 Grant Street	3,200	9,600
Subtotal:			30,036	90,108

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**Site: Elmer Street Lot**

Assessor's Map	Assessor's Lot	Address	Land Area (square feet)	Maximum Residential Building Area Allowed (square feet)
130	60	27 Elmer Street	2,550	7,650
Subtotal:			2,550	7,650

**Potential Build-out Summary**

Site	Land Area (square feet)	Maximum Residential Building Area Allowed (square feet)
Grower's Market	79,736	239,208
Cowperthwaite Street Parking Lot	25,953	77,859
Grant and Banks Street Parking Lot	30,036	90,108
Elmer Street Lot	2,550	7,650
Total Development Potential:	138,275	414,825

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- River Street Traffic
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### ***River Street Traffic Counts***

Rizzo Associates, an engineering and environmental consulting firm, conducted traffic counts along River Street for two 24 hour periods on June 22, 1988 and August 3, 1988. The counts were taken on River Street between Auburn and Williams Streets.

***Date: June 22, 1988***

<b>Type of Vehicle</b>	<b><i>24 hour total</i></b>		<b><i>6:00 am to Midnight subtotal</i></b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage of 24 hour period</b>
cars/motorcycles	7502	78.7	7033	93.7
buses	102	1.1	94	92.2
single-unit trucks	1394	14.6	1365	97.9
tractor-trailers	532	5.6	524	98.5
Total:	9530	100	9016	94.6

***Date: August 3, 1988***

<b>Type of Vehicle</b>	<b><i>24 hour total</i></b>		<b><i>6:00 am to Midnight subtotal</i></b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage of 24 hour period</b>
cars/motorcycles	7992	80.7	7524	94.1
buses	124	1.3	115	92.7
single-unit trucks	1310	13.4	1299	99.1
tractor-trailers	483	4.8	472	97.8
Total:	9909	100	9410	94.9

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# A P P E N D I X V L A N D U S E A N D Z O N I N G

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- Development Activity 1980 - 1990
  - Commercial and Residential Build-out Analysis
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**RIVERSIDE DEVELOPMENT ACTIVITY 1980-1990**  
**Commercial and Residential**

Address	Use	Floor Area square feet commercial	Number of Units	Date Completed
950 Massachusetts Ave. (Bay Square)	condo/office/retail	10,000	110	1989
1000 Massachusetts Ave.	office/retail	108,000		1982
1030 Massachusetts Ave.	office/retail	66,000		1986
1280 Massachusetts Ave.	office/retail	43,000		1985
340 Franklin Street (Hammond Court)	condominiums		73	1991
325 Franklin Street	rental apartments		40	1991
16 Elmer Avenue	rental apartments		22	1990
	totals:	227,000	245	